



C-1

SCHUTZ LATERAL

CROSSBEND

**C
R-2
sp**

COUNTRY CLUB

Subject Property

COUNTRY CLUB

R-3

R-3

SCHUTZ LATERAL

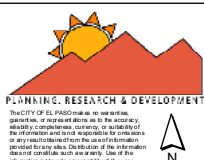
SANTA TERESITA DR

Outside of City Limits

RIO GRANDE BLVD

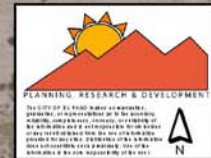
**City
of
Sunland Park**

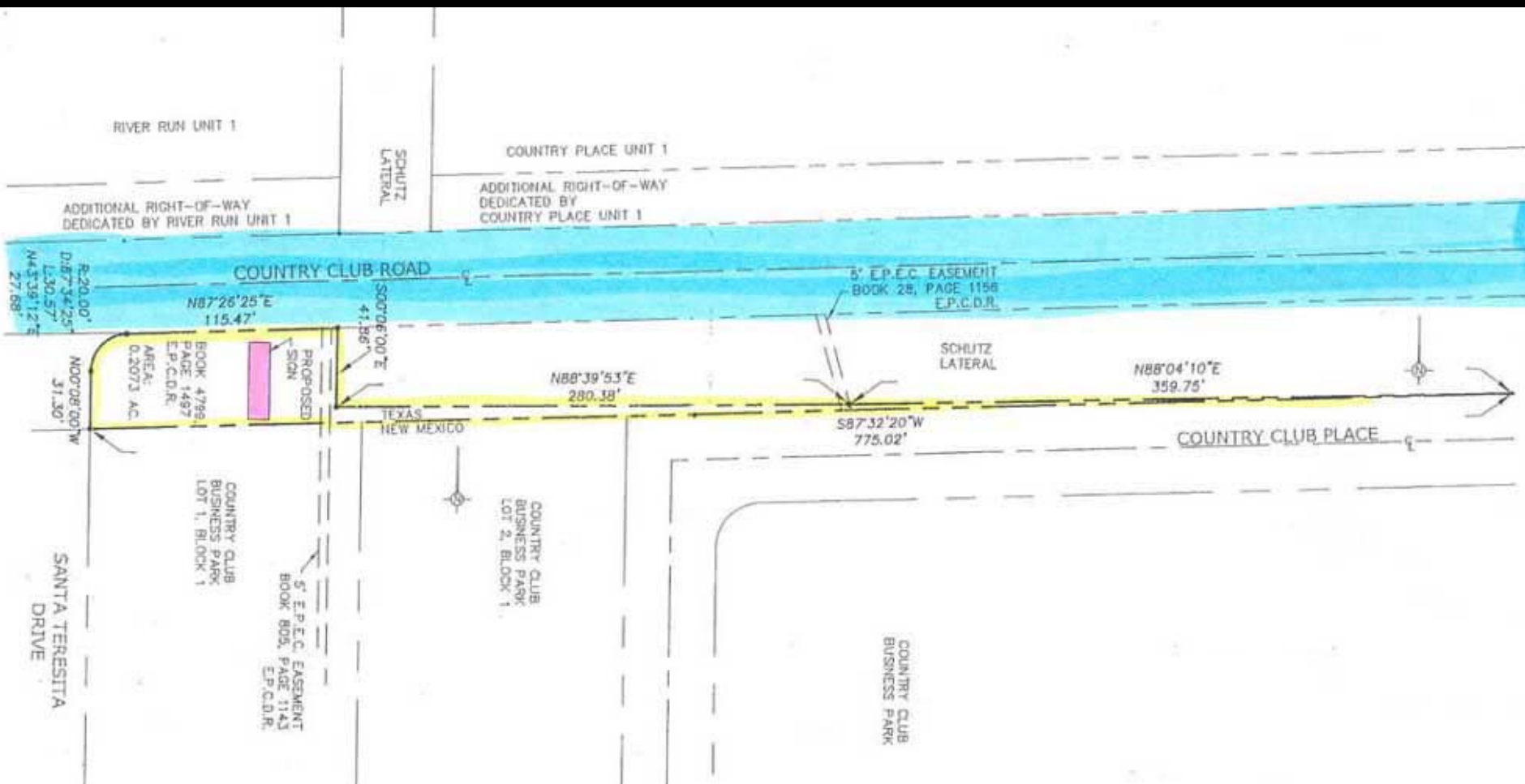
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ZON04-00096



R-3

SCHUTZ LATERAL

**City
of
Sunland Park**

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACTS 3A2, 3B2 AND 3B3, BLOCK 7, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *Tracts 3A2, 3B2 and 3B3, Block 7, Upper Valley Surveys, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from R-3 (Residential) to C-1 (Commercial)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following condition which is necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-3 (Residential) to C-1 (Commercial) in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

Any freestanding signs on the property shall not exceed twenty feet in height.

This condition runs with the land, is a charge and servitude thereon, and binds the current property owner and any successors in title. The City may enforce this condition by injunction, by rescission of the zoning which is made appropriate as a result of this condition, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above condition in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED this 21st day of September, 2004.

(signatures on the following page)

THE CITY OF EL PASO

Joe Wardy
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:

Fred Lopez, Zoning Coordinator
Planning, Research & Development

Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:

Matt Watson, Assistant City Attorney

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____, 2004,
by JOE WARDY as MAYOR of THE CITY OF EL PASO.

My Commission Expires:

Notary Public, State of Texas
Notary's Printed or Typed Name:

HUNT-DOLLAH INC.

5822 Cromo Drive, Ste. 210

El Paso, Texas, 79912

Phone: (915)587-4339

Fax: (915)587-5247

Exhibit "A"

TRACTS 3-A-2, 3-B-2, AND 3-B-3
BLOCK 7, UPPER VALLEY SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS

Field Note Description
Or Metes and Bounds Description

0.2073 Acres

The 0.2073 acre parcel of land herein described is a portion of tract 3, Block 7, Upper Valley Surveys, City Of El Paso, El Paso County, Texas, now known as Tracts 3-A-2, 3-B-2, and 3-B-3 in the records of the El Paso County Central Appraisal District, is all of that certain parcel conveyed to Country Club Office Park, L.L.C., in BK. 4799 at PG. 1497, Deed Records of said county, and is more particularly described by metes and bounds as follows:

Beginning at Boundary Monument No. 74 in the Texas and New Mexico State Line in the south right-of-way line of the Schutz Lateral;

Thence, along said Texas and New Mexico State Line, South 87°32'20" West 775.02 feet to the easterly right-of-way line of Santa Teresita Drive;

Thence, leaving said State Line and along the easterly right-of-way line of said Santa Teresita Drive the following two courses;

North 00°08'00" West 31.30 feet to the beginning of a curve to the right;

Along the arc of said curve a distance of 30.57 feet, a radius of 20.00 feet, an interior angle of 87°34'25", a chord bearing North 43°39'32" East 27.68 feet;

Thence, along said south right-of-way line, North 87°26'25" East 115.47 feet to the westerly right-of way line of Schutz Lateral;

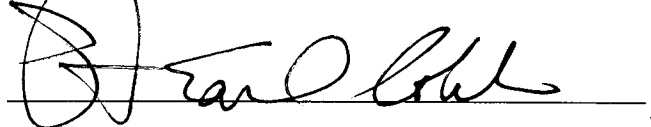
Thence, leaving said south right-of-way line and along the westerly right-of-way line of the Schutz Lateral, South 00°06'00" East 41.86;

1 Thence, along the southerly right-of-way line of the Schutz Lateral, the following two courses;

2 North 88°39' 53" East 280.38 feet;

3
4 North 88°04'10" East 359.75 feet to the POINT OF BEGINNING and containing 9031 square feet of
5 0.2073 acre of land.
6

7 This description is based on record information only, not a field survey.

8 
9
10 Stephen Earl Cobb, July 1, 2004

11 Texas RPLS 4297

12 New Mexico 10472

